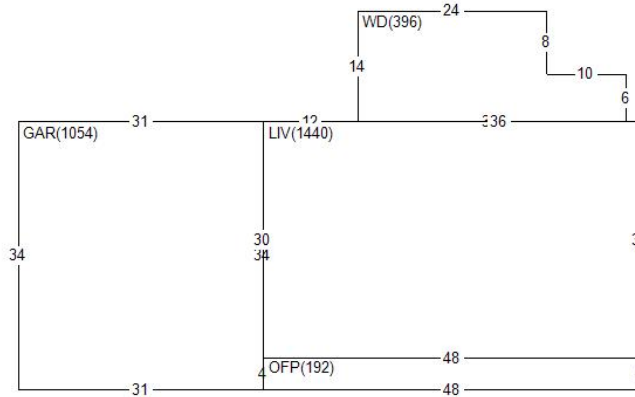


LOT 20 EAGLE CLIFF ESTATES

WATERLOO IL 62298

Site Address: 002406 FALCON PL

BLDG # 1
 Style/Stories 1.0 One Story
 Quality/Design C C-Average
 Building Use 0100 Single Fami
 Exterior Wall F Frame
 WALL % 100 100%
 Exterior Wall 1
 WALL 1% 000 N/A
 Crawl Sp. Adj
 Slab Adjustment
 Basement
 Combination
 Attic Area
 Heat/AC Adj AC Central Air
 Comb Ht/AC Adj
 Fireplace 00 N/A
 Extra Fireplace 00 N/A
 Res Fixtures 0005 05 Fixtures
 Garage F Frame Garag
 Integral Garage
 Remodeling Adj 01 No Remodeli
 Actual Year Blt 1994
 Effect Year Blt 1994
 Cond/Desir/Util A Res CDU - A
 Township Multpl 06 TOWNSHIP #0
 Funct. Obs. % 000000
 Economic Obs. % 000000
 Observed Cond % 000000
 Obs. Cond. Code
 Combination A
 Comb A Ht/AC
 Unfin Low/Level
 Full Basement F Full Baseme
 # Of Bedrooms 02 Two Bedroom
 Sq.Ft.Grd Area 1440



Land Value 44,040
 Misc Value 35,600
 Bldg Value 208,750
 Total Value 288,390
 Value By CAMA

RCN 254,571
 Pct Good 0.8200
 Obsol/Observed 0.0000
 Building Value 208,750

DOCUMENT #	DATE	QS	SALE PRICE
411748	1020	Q	204,000
410645	0920	U	
400143	0319	U	
PERMIT NO	TYPE	DATE	AMOUNT
10839	09	0403	
8549	02	0596	
7314	01	0793	
Appraiser JB J. Brown			
Appr Date 08/05/22			
Use Code 0040 Imp Res			
NBHD	709.09	6/7&8	1.0 70/99
L100 M100 B207			

AREA	FLAT	EFF% E/AREA	ACT% A/AREA	EA/AA	HEATED
LIV	1440	1.00	1440	1.00	1440
OFP	192	1.00	192	1.00	192
GAR	1054	1.00	1054	1.00	1054
WD	396	1.00	396	1.00	396
CONDR	648	1.00	648	1.00	648
PTO	336	1.00	336	1.00	336

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1	1 OFP	4.00	48.00	192.00	22.97	1996 A 16.00	1.00	3,700
2	1 WD	.00	.00	396.00	19.35	1999 A 13.00	1.00	6,670
3	1 CONDR	24.00	15.00	360.00	3.65	1996 A 16.00	1.00	1,100
4	1 GSF2	16.00	24.00	384.00	28.83	1999 A 13.00	1.00	9,630
5	1 PTO	14.00	24.00	336.00	3.65	1996 A 16.00	1.00	1,030
6	1 CONDR	24.00	12.00	288.00	3.65	1999 A 13.00	1.00	910
LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT CODE/FACTOR				VALUE
1 CJ	County Road Cat. MA1	5.50 R	13346.40	.00	.00	CN .60 TW	1.00	44,040

Req By: KRIS_K
CAMERON & LOREN E THOMAS
2406 FALCON PLACE

MISC BLDG CODE	DESC	Site Address:	WATERLOO	FALCON	IL 62298	PL	ADJ PRICE	EYB DT	PCT	ADJUSTMENT	VALUE
7 1 GSF2	Fr. 2 Sty Garage	002406	LENGTH	WIDTH	UNITS		28.75	2004 A	9.00	1.00	12,560
			20.00	24.00	480.00						